

**CHARTER TOWNSHIP OF ELMWOOD
SPECIAL BOARD MEETING
JULY 8, 2021
IN THE TOWNSHIP HALL**

Call to Order:

Supervisor Shaw called the meeting to order at 6:00 p.m.

Pledge of Allegiance:

Supervisor Shaw led the Pledge of Allegiance.

Roll Call:

Present: Jeff Shaw, Connie Preston, Terry Lautner, Jim O'Rourke, Dave Darga, and Chris Mikowski

Excused: Deb Allen

Declaration of Conflict of Interest:

Supervisor Shaw stated that he has an owner- occupied short term rental in Elmwood Township, a rental in the UP and a time share in Mexico.

MOTION BY TRUSTEE DARGA TO RECUSE SUPERVISOR SHAW FROM THE SHORT- TERM RENTAL WORK SESSION. The motion died for lack of support.

Agenda Approval

MOTION BY TRUSTEE O'ROURKE, SECONDED BY TRUSTEE LAUTNER TO APPROVE THE AGENDA AS PRESENTED. The motion passed unanimously by a voice vote.

NEW BUSINESS

Work Session/Proposed Zoning Ordinance Amendment 2021-2 Short Term Rentals and Proposed Ordinance 2021-3, Short Term Rental Licensing

Attorney Peter Wendling stated that we previously looked at allowing short term rentals but limiting them by making them a legal non-conforming use. Now we are looking at limiting the number of STR's through our licensing ordinance. The Township can legally decide how many licenses to issue. One item of concern was can we end a license once we allow someone to obtain one. You can require a renewal upon transfer or an annual renewal and revoke licenses for failure to comply with the rules. Planning consultant Sara Kopriva explained that she made changes to the licensing ordinance based on last month's meeting where the Board wished to go back to limiting the number of licenses and the license would return to the Township upon sale of the property. The ordinance also contains language about the initial round of licensing and a kind of lottery if we get more applications than licenses. She explained the attached graph showing a steady number of licenses since we first looked at the Host Compliance reports and the map showing the rentals and how many existed prior to and after the ZBA decision. What's needed is to nail down districts that will allow STRs.

The Board wanted confirmation that licenses can be revoked upon sale of the property. Attorney Wendling will research that question but doesn't see a problem. Another question was whether we could reduce the number of licenses allowed by the licensing ordinance in order to reduce by attrition the number of STRs in the township. Attorney Wendling will also research that question. There was also concern expressed for eliminating them by the lakeshores, because rentals traditionally have been along the shore. A waterfront overlay district could still be explored but could take at least 4-6 months or even up to a year to process the ordinance

amendment. Also mentioned was creating a Cherry Bend neighborhood district that would not allow rentals. Another idea was to possibly restrict the numbers by districts. There was consensus of the Board that we wish to limit the number of licenses and reduce them over time. Attorney Wendling will get back with answers to the questions raised in the next ten days.

Supervisor Shaw recessed the meeting at 7:10 p.m.

Supervisor Shaw reconvened the meeting at 7:18 p.m.

PUBLIC COMMENT

Del Moore
Jack Kelly
Nancy Colby
David Colby
Sue Jones
Karyl Moore
Tina Martin
Christina Sanok
Todd Space
Rod Jones
David Majewski
Mark Breederland
Annemarie Wigton

Adjournment

Supervisor Shaw adjourned the meeting at 7:50 p.m.